

**CITY OF LEXINGTON, VIRGINIA**  
**CAPITAL IMPROVEMENTS PLAN**  
**2012/2013 - 2016/2017**



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January 6, 2012

**TO: Mayor and City Council**

**FROM: T. Jon Ellestad, City Manager**

**SUBJECT: Proposed FY2013-2017 Capital Improvements Plan**

I am pleased to present to City Council the proposed Capital Improvements Plan (“CIP” or “Plan”) for fiscal years 2013 through 2017. This Plan encompasses all major (more than \$5,000) construction projects that we foresee over the next five years and matches them with a proposed funding source. The total estimated cost for these projects during the life of the Plan is \$16,644,000. This amount is much higher than the total of last year’s Plan due to the proposed financing for the replacement of Waddell Elementary School (\$15,000,000) in FY2017.

The emphasis again this year is on maintaining our City facilities and infrastructure. As a result, there is little in the earlier years of the Plan that expands the amenities offered to our citizens. Projects I consider to be optional have been placed in the latter years of the Plan when, hopefully, the economic picture improves and funds become more available. At this time, we are just trying to protect the City’s major capital assets and meet our core service needs.

### **General Fund**

In the category of Parks and Cemeteries, the major new project is the re-plastering of the bottom of the City’s outdoor swimming pool. This type of work must be performed every 10 years or so to protect the integrity of the pool structure and prevent future larger maintenance costs. In the later years of the Plan, I have suggested a number of projects to upgrade the facilities in our parks.

The Streets, Parking and Sidewalks category also covers storm water control. To this end, I have recommended two projects for improvements to our storm water system. The first is to alleviate a long standing drainage problem in the Moore Street/Preston Street area

where flooding during heavy rains has occurred often. This project will put most of the storm water underground instead of relying on the existing surface drainage. The second project will complete the upgrade of a major drainage area of the City extending from Houston Street, down Miller Street, across Nelson Street and through the proposed Sheetz project. One section of this storm drainage system still has only a 36" pipe which should eventually be upgraded to a 48" pipe. The other major project in this category is for the repair of the bridge on North Main Street that crosses the Rt. 11 By-pass. The most recent bridge inspection has found some significant deterioration in a portion of a pier which needs to be repaired. This will be quite a costly project (estimated at \$300,000) which can be funded from our state street maintenance monies. The drawback is that this will probably use all the funding for both FY12 and 13 that we would normally use for re-paving of our streets. This will put the condition of our streets very much behind where we would like to be.

Under the category of Municipal Facilities, I only have one project, the renovation and upgrade of City Hall. The funding proposed for FY13 for this project is very much a guess as we have not yet been able to hire a consultant to develop an overall plan for major maintenance to this facility. This cost could vary significantly before I can request approval to move forward with this project. It is proposed to be funded with the City's fund balance.

The only project recommended for the School System is the complete replacement of Waddell Elementary School. At this time, we are estimating a \$15 million cost for this project, which is projected to be constructed in 2017/18, and I am continuing to follow the financial plan outlined to City Council last year for funding of the school. This will entail a one cent real estate tax increase in FY13 dedicated to this project. During this next year I hope to have the architect for this project provide a more accurate estimate that we can use to further refine financial planning.

## **Utility Fund**

I am not recommending any new projects for this fund, only the continuation of our I&I and water main replacement projects. The water meter upgrade project, the upgrades to the wastewater plant and the water loop project are all large projects that have recently been implemented or are in the process of being implemented which will impact the finances of this fund.

I am looking forward to reviewing this Plan with City Council at a work session scheduled for January 12 at 7:30 in City Hall. In addition to the review of this document, I

will be presenting a briefing on the status of the FY2013 Operating Budget in order to put these proposed expenditures in context. There will also be a public hearing on this Plan on January 19 at your regular meeting, with adoption scheduled for February 2.

**CITY OF LEXINGTON**  
**Capital Improvements Plan Summary**  
**FY 2013-2017**

	Carryover FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	TOTAL
<b>PROJECT TITLE</b>							
<b>PARKS &amp; CEMETERY IMPROVEMENTS</b>							
Fairwinds Park Basketball Court	\$0	\$0	\$0	\$10,000	\$0	\$0	10,000
Playground Upgrades	0	0	0	0	25,000	25,000	50,000
City Pool Maintenance & Upgrade	0	64,000	0	19,000	0	0	83,000
<b>Subtotal</b>	<b>\$0</b>	<b>\$64,000</b>	<b>\$0</b>	<b>\$29,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$143,000</b>
<b>STREETS, PARKING &amp; SIDEWALKS</b>							
Miscellaneous Right-of-Way Improvements	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	25,000
East Nelson Street Bridge Replacement	35,000	15,000	21,000	0	0	0	71,000
Estill Street & Sidewalks Improvements	0	0	0	0	27,500	0	27,500
McLaughlin Street Sidewalk	0		0	27,500	0	0	27,500
Entrance Corridor Improvements	0	0	0	15,000	15,000	15,000	45,000
Moore Street Drainage Improvements	0	23,000	0	0	0	0	23,000
East Nelson Street Storm Line Upgrade	0	0	0	62,000	62,000	0	124,000
Business Route 11 Bridge Repair	0	150,000	150,000	0	0	0	300,000
<b>Subtotal</b>	<b>\$35,000</b>	<b>\$193,000</b>	<b>\$176,000</b>	<b>\$109,500</b>	<b>\$109,500</b>	<b>\$20,000</b>	<b>\$643,000</b>



**CITY OF LEXINGTON**  
**Capital Improvements Plan Summary (continued)**

	Carryover FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	TOTAL
<b>PROJECT TITLE</b>							
<b>UTILITY SYSTEM</b>							
Miscellaneous Water Line Improvements	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
Infiltration and Inflow Reduction Projects	0	50,000	50,000	50,000	50,000	50,000	250,000
Water Line Replacement Projects	0	50,000	50,000	50,000	50,000	50,000	250,000
<b>Subtotal</b>	<b>\$0</b>	<b>\$105,000</b>	<b>\$105,000</b>	<b>\$105,000</b>	<b>\$105,000</b>	<b>\$105,000</b>	<b>\$525,000</b>
<b>MUNICIPAL FACILITIES</b>							
City Hall Upgrades	83,000	250,000	0	0	0	0	333,000
<b>Subtotal</b>	<b>\$83,000</b>	<b>\$250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$333,000</b>
<b>SCHOOL SYSTEM</b>							
Waddell Elementary School Replacement	\$500,000	\$55,000	\$215,000	\$235,000	\$308,000	\$13,687,000	15,000,000
<b>Subtotal</b>	<b>\$500,000</b>	<b>\$55,000</b>	<b>\$215,000</b>	<b>\$235,000</b>	<b>\$308,000</b>	<b>\$13,687,000</b>	<b>\$15,000,000</b>
<b>GRAND TOTAL</b>	<b>\$618,000</b>	<b>\$667,000</b>	<b>\$496,000</b>	<b>\$478,500</b>	<b>\$547,500</b>	<b>\$13,837,000</b>	<b>\$16,644,000</b>

**CITY OF LEXINGTON**  
**Proposed Financing**  
**FY 2013-2017**

	<u>Carryover FY</u>	<u>FY 12/13</u>	<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>TOTAL</u>
<b>PROPOSED</b>							
General Fund	\$0	\$162,000	\$241,000	\$346,000	\$415,000	\$45,000	\$1,209,000
General Fund-State Street Funds	0	150,000	150,000	27,500	27,500	0	355,000
Fund Balance	0	250,000	0	0			250,000
Capital Fund	618,000	0	0				618,000
Utility Fund	0	105,000	105,000	105,000	105,000	105,000	525,000
Bonds	0	0	0	0	0	13,687,000	13,687,000
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL PROPOSED</b>	<u><b>\$618,000</b></u>	<u><b>\$667,000</b></u>	<u><b>\$496,000</b></u>	<u><b>\$478,500</b></u>	<u><b>\$547,500</b></u>	<u><b>\$13,837,000</b></u>	<u><b>\$16,644,000</b></u>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
Requesting Department:			Public Works				
Category:			Parks and Cemetery Improvements				
Title:			Fairwinds Park Basketball Court				
Status:			Revised				
<b>Description:</b> Construct a new half-court basketball court at Fairwinds Park.							
<b>Justification:</b> This is a continuation of our improvements to the facilities at the park and provides a neighborhood recreation activity for older children.							
Estimated Annual Operating Costs:			\$50				
Work Performed:			In-House and Contract				
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	0	0	0	10,000	0	0	10,000
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,000</b>	<b>0</b>	<b>0</b>	<b>10,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
Requesting Department:			Public Works				
Category:			Parks and Cemetery Improvements				
Title:			Playground Upgrades				
Status:			Same as last year				
<p><b>Description:</b> Upgrade the playground equipment at the following City parks: Lime Kiln Road Park (FY16) and Fairwinds Park (FY17).</p>							
<p><b>Justification:</b> The last major improvements made to these parks were in the mid-1990's. We should plan upgrades to these parks every 10 to 15 years. Richardson Park had new equipment installed a few years ago.</p>							
Estimated Annual Operating Costs:			\$500				
Work Performed:			In-House				
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	0	0	0	0	25,000	25,000	50,000
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,000</b>	<b>25,000</b>	<b>50,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
Requesting Department:			City Manager				
Category:			Parks and Cemetery Improvements				
Title:			City Pool Maintenance and Upgrades				
Status:			New				
<p><b>Description:</b> This project consists of two phases. The first would be to provide major maintenance to the bottom of the pool by re-plastering it (\$64,000). The second is to upgrade the facility by providing shade structures along the grassy area on the western side of the pool (\$19,000).</p>							
<p><b>Justification:</b> The concrete surface of the pool requires re-plastering every 8 to 10 years in order to protect the concrete underneath it. This work will need to be performed following the 2012 summer swim season. The shade structures are a response to client requests for a shady area to sit while watching children.</p>							
Estimated Annual Operating Costs:			\$0				
Work Performed:			Contract				
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	0	64,000	0	19,000	0	0	83,000
<b>TOTAL</b>	<b>0</b>	<b>64,000</b>	<b>0</b>	<b>19,000</b>	<b>0</b>	<b>0</b>	<b>83,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
<b>Requesting Department:</b>		<b>Public Works</b>					
<b>Category:</b>		<b>Streets, Parking and Sidewalks</b>					
<b>Title:</b>		<b>Miscellaneous Right-of-Way Improvements</b>					
<b>Status:</b>		<b>Same as last year</b>					
<p><b>Description:</b> This project provides funding for small projects that improve vehicular and pedestrian use of right of way. It could include road widenings, curb cuts, landscaping, etc.</p>							
<p><b>Justification:</b> This is a contingency account for small projects.</p>							
<b>Estimated Annual Operating Costs:</b>		\$0					
<b>Work Performed:</b>		In-House					
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	0	5,000	5,000	5,000	5,000	5,000	25,000
<b>TOTAL</b>	<b>0</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>25,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
Requesting Department:		Public Works					
Category:		Streets, Parking and Sidewalks					
Title:		East Nelson Street Bridge Replacement					
Status:		Ongoing					
<p><b>Description:</b> Replace the East Nelson Street Bridge. This project provides the two percent (2%) matching funds for an estimated \$4,000,000 project.</p>							
<p><b>Justification:</b> The East Nelson Street Bridge is 72 years old and has weight restrictions on it due to deficiencies with the concrete deck.</p>							
Estimated Annual Operating Costs:		\$0					
Work Performed:		Contract					
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	35,000	15,000	21,000	0	0	0	71,000
<b>TOTAL</b>	<b>35,000</b>	<b>15,000</b>	<b>21,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>71,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
Requesting Department:			Public Works				
Category:			Streets, Parking and Sidewalks				
Title:			Estill Street and Sidewalk Improvements				
Status:			Revised				
<p><b>Description:</b> Widen a narrow section of the road and construct a sidewalk between East Nelson Street and East Washington Street. This project can be funded from State Street Maintenance Funds.</p>							
<p><b>Justification:</b> Provides a sidewalk connection between East Nelson Street and East Washington Street and allows for two way traffic flow when cars are parked on the east side of the road.</p>							
Estimated Annual Operating Costs:			\$0				
Work Performed:			In-House				
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	0	0	0	0	27,500	0	27,500
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,500</b>	<b>0</b>	<b>27,500</b>



CIP PROJECT REQUEST: 2013/14 - 2016/2017							
Requesting Department:			Public Works				
Category:			Streets, Parking and Sidewalks				
Title:			McLaughlin Street Sidewalk				
Status:			Revised				
<p><b>Description:</b> Construct a new sidewalk on the east side of McLaughlin Street from West Nelson Street to Myers Street. This would also include a storm drain line to collect the water from a spring near Dr. Simmons' entrance. This project can be funded from State Street Maintenance Funds.</p>							
<p><b>Justification:</b> The new sidewalk would allow pedestrians to cross Myers Street where there is a curve that limits sight distance and resolve a drainage issue that creates icy conditions in the winter.</p>							
Estimated Annual Operating Costs:			\$0				
Work Performed:			In-House				
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	0	0	0	27,500	0	0	27,500
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,500</b>	<b>0</b>	<b>0</b>	<b>27,500</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
Requesting Department:		Planning and Development					
Category:		Streets, Parking and Sidewalks					
Title:		Entrance Corridor Improvements					
Status:		Revised					
<p><b>Description:</b> Continue to make improvements to the City's primary entrance corridors. Remaining work includes improved directional signage, extension of the aesthetic improvements up Walker and Waddell Streets to the limits of these commercial areas, and more complete landscaping for the Route 11 North entrance.</p>							
<p><b>Justification:</b> The City has done a substantial amount of improvements to its entrance corridors and needs to continue these efforts.</p>							
Estimated Annual Operating Costs:		\$3,000					
Work Performed:		In-House					
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	0	0	0	15,000	15,000	15,000	45,000
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>45,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
<b>Requesting Department:</b>		<b>Public Works</b>					
<b>Category:</b>		<b>Streets, Parking &amp; Sidewalks</b>					
<b>Title:</b>		<b>Moore Street Drainage Improvements</b>					
<b>Status:</b>		<b>New</b>					
<p><b>Description:</b> Install underground drainage system from outfall of storm drains running under Spotswood Drive from Hampton Inn, to Taylor Street Park drop inlet and continue underground line along Moore Street to drop inlet on Preston Street. Also raise low sections of sidewalk along the west side of Moore Street.</p>							
<p><b>Justification:</b> The properties along Moore Street and further west have incurred significant flooding during large rain events.</p>							
<b>Estimated Annual Operating Costs:</b>		\$0					
<b>Work Performed:</b>		In-House					
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	0	23,000	0	0	0	0	23,000
<b>TOTAL</b>	<b>0</b>	<b>23,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
Requesting Department:			Public Works				
Category:			Streets, Parking & Sidewalks				
Title:			East Nelson Street Storm Line Upgrade				
Status:			New				
<p><b>Description:</b> Connect an existing 48" storm drain line under the BB&amp;T Bank parking lot along East Nelson Street to a proposed 54" pipe being constructed by Sheetz on the north side of the street. This would upgrade an existing 36" line to 48".</p>							
<p><b>Justification:</b> With Sheetz improving the storm drainage line on the north side of Nelson Street, the existing 36" line constricts the drainage capacity of the line feeding into it.</p>							
Estimated Annual Operating Costs:			\$0				
Work Performed:			Contract				
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	0	0	0	62,000	62,000	0	124,000
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>62,000</b>	<b>62,000</b>	<b>0</b>	<b>124,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
Requesting Department:			Public Works				
Category:			Streets, Parking & Sidewalks				
Title:			Business Route 11 Bridge Repair				
Status:			New				
<p><b>Description:</b> Repair the bridge on business Route 11 that crosses the by-pass near Campbell Lane. Work is to include blast and paint all steel; replace diaphragms; replace one bearing seat; chip off, sandblast and pour back the bearing support on the east side of US 11 traveling north; install new expansion joints in sidewalk; repair deck in soft spots; and install guardrail along both sides of US 11 to VDOT specifications.</p>							
<p><b>Justification:</b> Most recent bridge inspection found significant deterioration on the top of one of the bridge piers. Using State Street Maintenance funds to perform this project will leave little to no money for re-paving in FY12 and FY13.</p>							
Estimated Annual Operating Costs:			\$50				
Work Performed:			Contract				
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
State Maint. Fund	0	150,000	150,000	0	0	0	300,000
<b>TOTAL</b>	<b>0</b>	<b>150,000</b>	<b>150,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
<b>Requesting Department:</b>		<b>Public Works</b>					
<b>Category:</b>		<b>Utility System</b>					
<b>Title:</b>		<b>Miscellaneous Water Line Improvements</b>					
<b>Status:</b>		<b>Same as last year</b>					
<b>Description:</b> Installation of new, or replacement of, small water lines, valves, or fire hydrant projects throughout the City.							
<b>Justification:</b> This type of project is needed to keep our water distribution system in adequate condition.							
<b>Estimated Annual Operating Costs:</b>		\$0					
<b>Work Performed:</b>		In-House					
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Utility Fund	0	5,000	5,000	5,000	5,000	5,000	25,000
<b>TOTAL</b>	<b>0</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>25,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
<b>Requesting Department:</b>		<b>Public Works</b>					
<b>Category:</b>		<b>Utility System</b>					
<b>Title:</b>		<b>Infiltration and Inflow Reduction Projects</b>					
<b>Status:</b>		<b>Same as last year</b>					
<p><b>Description:</b> The projects would replace or rehabilitate sewer lines where extensive infiltration or inflow has been identified.</p>							
<p><b>Justification:</b> Infiltration and inflow must be reduced from the City's wastewater collection system.</p>							
<b>Estimated Annual Operating Costs:</b>		\$0					
<b>Work Performed:</b>		In-House and Contract					
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Utility Fund	0	50,000	50,000	50,000	50,000	50,000	250,000
<b>TOTAL</b>	<b>0</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>250,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
<b>Requesting Department:</b>		<b>Public Works</b>					
<b>Category:</b>		<b>Utility System</b>					
<b>Title:</b>		<b>Water Line Replacement Projects</b>					
<b>Status:</b>		<b>Ongoing</b>					
<b>Description:</b> Replace sections of water line that are in greatest need based on age and condition of line.							
<b>Justification:</b> Major portions of the City's existing water line system are very old and subject to leaks and breaks.							
<b>Estimated Annual Operating Costs:</b>		\$0					
<b>Work Performed:</b>		In-House and Contract					
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Utility Fund	0	50,000	50,000	50,000	50,000	50,000	250,000
<b>TOTAL</b>	<b>0</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>250,000</b>



CIP PROJECT REQUEST: 2013/14 - 2016/2017							
<b>Requesting Department:</b>		<b>Public Works</b>					
<b>Category:</b>		<b>Municipal Facilities</b>					
<b>Title:</b>		<b>City Hall Upgrades</b>					
<b>Status:</b>		<b>On-going</b>					
<p><b>Description:</b> Evaluate energy-efficiency, systems, space-planning, and surfaces of this historic building in light of staff's projected future needs (grant). Reconfigure spaces, as needed. Install fire suppression system and central-station-reporting alarm system. Upgrade HVAC, ventilation, and insulation, as needed. Remove suspended ceilings, and reroute HVAC, as needed; replace ceilings with drywall. Upgrade floor surfaces to sturdy low-maintenance materials consistent with building's age and historic character. Repaint interior in period colors. Upgrade interior and exterior signage to improve way-finding. Re-point exterior brick.</p>							
<p><b>Justification:</b> City Hall provides citizens' primary connection to their municipality and presents Lexington's public face. It should appear welcoming, but dignified, reflecting both the City's history and its modern efficiency. Currently this historic building, though well-maintained, has gone many years without coherent design or upgrade. Worn surfaces, haphazard combinations of materials, and bland colors look drab and dingy. Poor energy-efficiency makes the building uncomfortable and expensive to heat and cool. The structure and its contents lack fire protection. To make the most of available funds, the City should create a plan for needed improvements to City Hall and undertake these upgrades in a coordinated and systematic way.</p>							
<b>Estimated Annual Operating Costs:</b>		\$500					
<b>Work Performed:</b>		Contract					
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	83,000	250,000	0	0	0	0	333,000
<b>TOTAL</b>	<b>83,000</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>333,000</b>

CIP PROJECT REQUEST: 2013/14 - 2016/2017							
<b>Requesting Department:</b>		<b>School Board</b>					
<b>Category:</b>		<b>School System</b>					
<b>Title:</b>		<b>Waddell Elementary School Replacement</b>					
<b>Status:</b>		<b>On-going</b>					
<p><b>Description:</b> The Lexington School Board requests that the Waddell Elementary School be replaced by Fall of 2018. The estimated cost for this project is \$15,000,000.</p>							
<p><b>Justification:</b> The original school was built in 1927 and has numerous issues that make it less than optimal as an educational environment. It has been determined that, unlike LDMS, this building is not conducive to renovation.</p>							
<b>Estimated Annual Operating Costs:</b>		Unknown					
<b>Work Performed:</b>		Contract					
Funding Summary							
Funding Source	Carryover 2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
General Fund	500,000	55,000	215,000	235,000	308,000	13,687,000	15,000,000
<b>TOTAL</b>	<b>500,000</b>	<b>55,000</b>	<b>215,000</b>	<b>235,000</b>	<b>308,000</b>	<b>13,687,000</b>	<b>15,000,000</b>